

SECTION 7 MIXED USE DISTRICT (MU)

7.1 Purpose.

This chapter establishes the Mixed Use (MU) Sub-District and standards specifically applicable within the Sub-District. The purpose of the MU district is to allow a mix of Residential, non-Residential uses, and Agricultural uses.

7.2 Uses Allowed By Right.

Uses allowed by right in the MU Sub-District are listed below. With the exception of Agriculture and Agriculture-related Structures, any new construction associated with Principal Uses requires a LUP from the Planning Department prior to any construction. See Section 2.4 for the permitting process.

Use	Comments
Accessory Uses	
All uses allowed by right in the S District	
Arts and Entertainment Center	
Bed and Breakfast Inns	
Boarding Houses	
Campgrounds	
Community Centers	
Condominiums	
Day Care	Includes Family, Group, and Center
Emergency Services	
Financial Institutions and Services	
Health and Exercise Services	
Home-Based Businesses and Home Occupations	
Laboratory and Research Facilities	
Lodges and Clubs	
medical and dental clinics	
museums	
Offices	
Public/Quasi-Public Uses	
Religious Organizations and Places of Worship	
Repair, Light Goods	
Residential	Including Apartments and Apartment Buildings
Restaurants	
Retail	
Services, Personal and Business	

Special Events Facilities	
veterinary clinics	Including animal kennel operations
Warehousing	Includes self-storage and outdoor RV/boats/trailers not for sale

7.3 Conditional Uses.

Conditional uses allowed in the MU Sub-District are listed below and will require a CUP pursuant to Section 2.5 prior to commencement.

Use	Comments
Amusement and Recreation Facilities	
Bars/Gambling Establishment	
Building Height in excess of 32 feet	Fire Department access and other safety and aesthetic issues must be satisfactorily mitigated.
car washes	
Communication Towers	
Essential Services, Type II	
Extended Care (Nursing and Residential Care)	
Fireworks Stands	
golf courses and country clubs	
Hotels and Motels	Including extended-stay lodging
Junk and Salvage Yards	
Manufacturing, Light	
non-conforming uses - expansion	
Opencut Operations (AKA Gravel Mine)	Including asphalt batch plants and concrete mixing plants. See Section 2.6 for process
Repair	
Retail, Large Scale	

7.4 Required Property Line Setbacks.

7.4.1 Setbacks. Yard setback requirements:

Front Yard	25 feet
Rear Yard	10 feet
Side Yard	8 feet
Side Yard corner lot-secondary street	25 feet

Property line setbacks are controlled by the Landscape Buffers described in Section 10.2.5 where the conditions of Table 10.2 apply.

- 7.4.2 Exceptions: When a Lot owner owns multiple Lots, Yard setbacks and Landscape Buffers for the common interior property line do not apply and Lot owners may build across Lot lines. Setbacks and Landscape Buffers apply on the outer Lot lines.

7.5 Building Height.

Unless otherwise excepted by Section 7.5.1 or allowed pursuant to a CUP, the height of all new Structures shall be limited to 32 feet as measured from the lowest point of the finished grade in the front of the building to the highest structural point the roof

- 7.5.1 Exemptions. The construction of a new Agricultural Structure or the addition to an existing Agricultural Structure is not subject to the requirements of Section 7.5.

- 7.6 Density.** There are no density requirements.

7.7 Additional Standards.

- 7.7.1 Location of Uses. Development within the Mixed Use District shall be designed to locate higher-intensity uses within 1/8 mile from the right-of-way of the nearest arterial road; lower intensity uses, such as Residential or light commercial, shall be designed to locate beyond 1/8 of a mile from the nearest arterial.
- 7.7.2 Mixing of Residential and Commercial. Residential and Commercial uses may be mixed in the same building.
- 7.7.3 Development Standards. Refer to Section 10 for Development Standards
- 7.7.4 Landowners are reminded that other federal, state, and local approvals may be required, including but not limited to approval for sanitation and water supply facilities, demonstration of adequate water rights, access or system impact approvals from Gallatin County and/or the Montana Department of Transportation, compliance with covenants, or any other federal, state, or local approvals required by law.